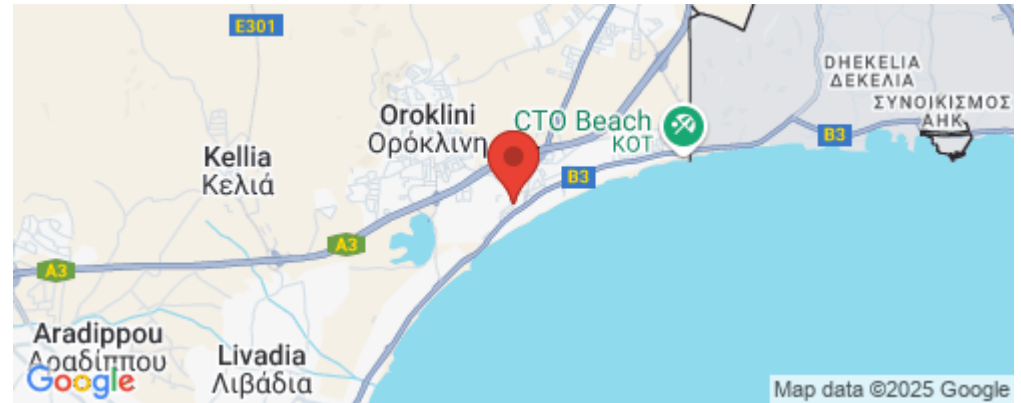


## 3 Bedroom House for Sale in Oroklini, Larnaca District

Sophia Gardens is a gated complex, excellently located in a quiet area on the Larnaca - Dekelia road, near the 5-star Golden Bay Hotel, the new Radisson Beach Resort and only 400m from one of the many Blue Flag sandy beaches that can be found here. The two universities of UCLAN in Pyla and American University of Cyprus in Livadia are easily accessible. The area also offers all the necessary amenities such as supermarkets, banks, pharmacies, shops as well as easy access to the highway linking all major towns in Cyprus, making the Larnaca International Airport only a 15 drive away and only 25 minutes to the famous Ayia Napa and Protaras resorts. This property is a 2 storey detached villa ...



### Property Info

Covered Area **135**  
Covered Veranda **18**

### Plot / Area Info

Plot area **372**

### Additional info

Reference Number **11295**  
Property type **House**  
Condition **Brand New**  
Construction Year **2023**  
Bathrooms **3**

### Amenities

### Location

**Location:** Oroklini Region: **Larnaca**  
**Coordinates:** **34.9720744 / 33.6708623**

**Price: €595 000 + VAT**

VAT for this property is **€29,750** or **€113,050**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 407.00/m<sup>2</sup></b>		

**Representative: A. Palourtis Real Estate**

Registration number	<b>961</b>	Email	<b>admin@palourtis.com</b>
License number	<b>279/E</b>	Legal name	<b>N/A</b>
Phone: <b>35724822870</b>			

**Price change history**

€595 000 on Sep 9, 2024











